DO NOT SCALE

SPECIFICATION & CONSTRUCTION NOTES:

GENERAL
1. These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications. Otherwise the strictest provision shall govern.
2. This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings.
3. Drawings not to be scaled. All dimensions to be checked on site by the Contractor. Any discrepancies to be notified to the Building Designer and further instructions obtained before work is commenced.
4. The structure is designed to be self-supporting and stable after the building is fully complete. It is the Contractors sole responsibility to determine the erection procedure and sequence and ensure that the building and its components are safe during erection. This includes the addition of whatever temporary bracing, guys or tie-downs which may be necessary, such material remaining the property of the Contractor upon completion.
5. This drawing represents a detailed dimensional measurement survey of the physical dimensions of the existing property. This drawing does not and is not intended to express any opinion on the physical, superficial or structural condition of the premises depicted.
6. This drawing is to be read in conjunction with all other relevant drawings.
7. OSA abbreviates Or Similar Approved.

PART A - STRUCTURE
There are no trees on site thought to be within influencing distance of the proposed extension and its foundations. LABC shall check site conditions and advise on foundation depths accordingly should any trees or vegetation be present that is actually thought to potentially have an influencing impact that may affect the long term stability of the building. The client shall be responsible for all additional costs incurred in meeting LABC requirements relating to foundation depths over and above the meeting the minimum regulation requirements noted below on this specification. In the event that LABC request additional foundation depth then contact TAS Building Design for guidance before works continue on site.

MONO PITCHED ROOF CONSTRUCTION
Simply supported cut roof construction to details as per DRG No A0003.
Use 50x195mm C24 common rafters @ 600mm horizontal centres. Fix 47x125mm C24 head plate to external wall using resin anchored M12 Gr 8.8 130mm long masonry bolts @ 600mm centres. Include for all timbers, double rafter members to both side of roof lights, trimmer members, fixings/bolts eaves carriers, bird exclusion combs etc... Cover with Proctor Roofshield OSA untearable approved breathable underslater's felt on 25x50mm SW Stamped & Graded tanalised battens and Sandtoft OSA concrete bold roll charcoal tiles, fixed in accordance with manufacturer's recommendations including proprietary fixings to each tile and two approved fixings to verge tiles. Install Code 4 minimum to all abuttments with minimum 150mm upstands. All roofing workmanship on site to comply with BS 5334: 2014 - Code of Practice for Slating & Tiling of Roofs and Claddings.

In accordance with BS 8612: Dry-fixed Ridge, Hip and Verge Systems for Slating and Tiling, eaves tiles shall include mechanical engagement on the faces of the batten. To achieve this utilise proprietry batten end clips by Marley Eternit OSA, fixed in accordance with the manufacturer's instructions.
Note that nail fixings into the end grain of tiling battens is not acceptable.

INSULATION TO COLD DECK PITCHED ROOF (INSULATION BETWEEN RAFTERS)
Fix 25x50mm treated battens tight up to underside of tiling latts carrying roof tiles to rafters to provide a 'stop' to hold 120mm Celotex GA4000 (K-Value 0.022) flush with the inside surface of the timbers (50mm air circulation gap provided). Ensure there is a tight fit between the insulation boards and the adjoining structure. Under draw-rafters with continuous layer of 50mm thickness of Celotex GA4000 insultation. Fill all gaps with expanding urethene sealant. Internal surface of timbers to receive 12.5mm vapour check Knauf plasterboard and 2.5mm neat skim finish, fixed in accordance with manufacturer's instructions to reduce the risk of pattern staining. Alternatively install a vapour control layer between the plasterboard and the surface of the timbers. Roof to achieve U-Value of 0.15W/m²K.

SITE PREPARATION & RESISTANCE TO CONTAMINANTS & MOISTURE
All traces of topsoil, vegetation and roots to be removed to adequate depth as approved by LABC Officer. Should any suspect made or contaminated ground be encountered then works should immediately cease and the Engineer's advices be sought. Prior to works commencing on site the applicant is to undertake or commission a desktop study and risk assessment to identify any potential sources of contaminants that may be present on the land and suitable remedial measures are to be designed and adopted in the event that the study reveals possible previous uses or sources of contaminants.

STRIP FOUNDATIONS (PROVISIONAL)
To be founded at depths to suit site conditions, allow provisional depth of 1000mm below ground level. Final depth to be determined on site by Local Authority Building Control/NHBC Officer(s). Strip foundations to be minimum 225mm thickness, formed in mass concrete grade C20 (20 N/mm² @ 28 days) or RMC grade Gen. 2. Trenches to be 600mm wide for external load bearing walls, 450mm wide for internal load bearing walls.

WALLS BELOW GROUND
Plasmore Aglite 7.0N/mm² foundation blocks laid flat or in 2 skins of 100mm with cavity filled with Gen 1 concrete upto ground level and or 225mm below lowest DPC level. Mortar shall be 4:1 sand/cement ratio.

/Continuation;

NEW WALLS (EXTERNAL)
Minimum thickness of 300mm cavity walls; combination of 102.5mm approved red multi stock clay F2S2 rated facing brick to match existing, nominal cavity 100mm filled solid with 97mm Celotex CF5000 OSA cavity wall boards used in accordance with manufacturer's instructions. Inner leaf to be 100mm Tarmac Topblock Toplite Standard 3.6 N/mm² blockwork (or similar block having a K Value of 0.16 or lower). Include Staifix HRT 4 OSA wall ties to BS at 900mm centres horizontally, and 450mm centres vertically, increased to 225mm centres at all openings/reveals. Insert 150mm Damcor OSA DPC to cavity closures - fixed to backs of door and window frames. Provide lean mix concrete infilling to cavity below ground level. Include all cavity trays as appropriate at structural openings, with stop ends and approved weep vents at 900mm centres (min 2 per opening). Masonry to incorporate movement joints at 12.0m centres max in brickwork and 6.0m centres max in blockwork, all in accordance with the Ibstock Brick Guide to Good Practice. Install Knauf 100mm Polyfoam High Performance insulated reveal closers to all external structural openings (i.e. windows & doors). Wall to achieve U-Value of 0.18W/m²K.

NEW WALLS INTERNAL
Walls shall be constructed of masonry such as aircrete blocks (existing) having a mass of 75kgm² including plaster and new internal walls shall be constructed form Plasmor Aglite Ultima blocks OSA to manufacturer's recommendations having a minimum mass of 115kg/m² excluding plasterboard finishes to prevent excessive sound transmission into adjacent habitable rooms.

LINTELS
Provide Catnic OSA galvanised mild steel insulated lintel, with rear flange block infilled. Use Catnic CH90/100 standard duty lintels to side walls provide min. 225mm end bearings and incorporate cavity trays, stop ends and weep vents at 900mm maximum centres.

Install fabricated steel lintel to 6000mm wide opening to rear wall as per structrual calculations. Include surface preparation and priming coat as per structural steel specifications.

STRAPS
Lateral restraint straps to be provided at ceiling and rafter level using 30x5x1500mm GMS straps by BAT OSA at 2000mm horizontal centres. Wall plate to be fixed to inner face of new cavity walls using 30x5x1200mm GMS straps at 2000mm centres. All straps to be fixed in accordance with manufacturers recommendations.

GROUND FLOOR INSULATION & FINISHES - HABITABLE ROOMS
Provide 75mm sand/cement screed on 500 gauge vapour barrier on minimum 100mm Celotex FR5000 OSA floor insulation. Incorporate 25mm min thickness Jabfloor 70 OSA expanded polystyrene insulation to inside perimeter of external walls to reduce cold bridging against the screed finish. Insulation shall be laid directly on 2000 gauge Visqueen OSA DPM layed on beam and block floor noted below in accordance with manufacturer's instructions. DPM shall lap with horizontal wall DPC/cavity tray to ensure damp/water/radon gas resistant integrity. Floor to achieve U-Value of 0.17W/m²K.

BEAM AND BLOCK FLOOR (MAX SPAN 2700mm)
Suspended ground floor contruction to be PC Concrete units by C R Longley Ltd to BS EN 15037-2:2009; Beam and Block Floor Systems with Concrete Blocks. Beams shall have a depth of 175mm with min 90mm bearings onto approved DPC. Infill blocks shall be 100mm thick Plasmoor Aglite to BS EN 771-3, having a mean compressive strength of 4.2N/mm2 and a dry density of 1050 Kg/m3. Thermal effieciency value of 0.32W/m°C. Maintain minimum distance to underside of beam and block floor of 150mm from selected backfill beneath to accomodate ground movement and provide adequate air circulation. Floor and infill units to be installed in accordance with manufacturer's instructions.

Beams shall be chased into existing cavity walling to provide 100mm of bearing and cross-ventilation maintained to all 3 sides of the proposed extension as denoted below.

VENTILATION TO BEAM AND BLOCK FLOOR
A minimum void of not less than 150mm shall be provided below the underside of floor slabs and beams, based on the following:-

On shrinkable soils where heave could take place, allowance should be made for the void to accommodate the following movements accoding to the shrinkage potential of the soil:
*High potential - 150mm
*Medium potential - 100mm
*Low potential - 50mm

The void should be ventialted by openings below DPC incorporating proprietry air bricks providing not less than 600mm² of open area per metre run of external wall, equivalent to 225mm x 75mm clay air brick to BS 493 at 2.0m centres. The air bricks shall be attached to Manthorpe Building Products OSA telescopic under floor void ventialtors all fitted in accordance with the manufacturer's instructions.

RADON GAS BARRIER - LOW RISK CONFIRMED AT SITE ADDRESS
Visqueen 2000g DPM Radon Gas Barrier OSA to comply with CIRIA C665. Gas barrier to be lapped at joints min of 150mm and fixed firmly using Visqueen OSA double sided jointing tape, this barrier also acts as a DPM to the floor slab and is to be linked with horizontal wall DPC and low level cavity tray at DPC level, all in accordance with manufacturers instructions. All service entry positions to be sealed using proprietry 'Top Hat Collars' by Visqueen OSA and fixed in accordance with manufacturer's instructions.

/Continuation;

BELOW GROUND FOUL WATER DRAINAGE
Drain pipes, manholes, gullies, fittings etc. to be Hepworth or equivalent UPVC underground drainage system laid in accordance with manufacturers instructions. 100mm Dia. laid at 1:40 gradient in 150mm pea gravel surround. Gullies to be trapped/back inlet as appropriate. Invert levels to be confirmed upon commencement of works. Manholes shall be UPVC performed chamber bases with riser rings and proprietary frames and covers which will be UPVC or cast iron. The covers shall be light duty suitable for pedestrian pavement loadings and shall be Incorporate appropriate mechanical fixings to prevent unauthorised access. The man holes shall not be deeper than 1.2m and confined access restriction is not applicable. PC concrete lintels of 100x65mm section minimum shall be installed where drains pass through cavity walls and 150mm concrete surround to pipework beneath buildings and floors.

Existing foul/surface water drainage below the proposed extension shall be removed in it's entirety and lean mix C10 N/mm² concrete shall be utilised to make good the affected ground.

BELOW GROUND SURFACE WATER DRAINAGE
All rainwater to be diverted to existing combined rainwater and foul water drainage system. Specification shall be as Below Ground Foul Water Drainage. In the event that no additional surface water is to be accepted into the drainage system then a soakaway shall be designed and installed in accordance with BRE Digest 365 - Soakaways. The soakaway shall be at least 5.0m distant from the nearest building.

MORTAR
All masonry work to be carried out using special mortar of designated mix proportions:- 6:1; Soft sand and OPC all to match existing as far as reasonably practically possible.

WALL EXTENSION PROFILES
Connection between new blockwork of cavity wall and structural stud wall to be undertaken using Furfix or Corus Catnic stainless steel wall extension profiles, fixed and installed as per manufacturers instructions.

ROOF LIGHTS
The extended kitchen shall incorporate indidividually electrically operated rooflights by Velux OSA. To accommodate these rafter members shall be doubled up either side of the roof light position. Double rafters shall be stitched together using 3.2x90mm GMS nails @ 300mm centres. The windows shall be MK04 top hung and combined centre pivot spec units of 780x978mm (width x depth) overall frame size. The unit shall be white polyurethene coated unless requested otherwise by the client.

WINDOWS
Provide 70mm double glazed UPVC units, colour to client's preferece - all to BS5713, BS7413 & BS7950 throughout. Bedroom and inner rooms windows where appropriate to incorporate escape openings min. dimensions 500x850mm with egress hinges suitable for fire escape purposes . Provide toughened safety glazing as follows. Client to nominate preferred manufacturer. All Units to achieve U Value of 1.6W/m²K. Frames to be inset 30mm projecting into cavity. All frames to be fixed in accordance with manufacturer's instructions.

SLIDING PATIO DOORS
3 pane sliding doors on triple low profile track by Express Sliding Doors OSA in aluminium low profile - colour and specification to be agreed in writing with client prior to ordering. All Units to achieve U Value of 1.6W/m²K. Frames to be inset 30mm projecting into cavity. All frames to be fixed in accordance with manufacturer's instructions.

All new windows and doorsets shall comply with PAS 24:2012, which is the minimum enhanced security standard for windows and doorsets in the UK as published by BSI.

GLAZING
All new glazing to be 'Pilkington K' low E (0.05) air filled, double glazing to achieve U-Value of 1.6W/m²K, min. 16mm air gap to double glazed units. Provide toughened/laminated or other approved safety glass in doors, sidelights etc where within 1.5m of floor level and in windows within 800mm of same.

RAINWATER GOODS
Material, colour, size and profiles all to match existing.
Gutters shall be min 115mm Dia squareline profile, whereas down pipes shall be 68mm Dia round profile.

BACKGROUND VENTILATION
Trickle ventilation to be provided in form of air brick or window grilles as follows: -
Habitable rooms 8000mm² (Kitchen etc)
Non-habitable rooms 4000mm² (Ensuites Bathrooms etc)
Air bricks if used (2 Nr 225x150 mm) to have inset mesh and internal upward facing louvers/deflectors.

RAPID/PURGE VENTILATION
Provide opening window(s) or doors equal or greater than 1/20th all habitable room floor areas. Ensure all internal door are undercut by 10mm to allow free passage of air following installation of floor finishes/coverings

Note that Bathrooms/Ensuites/WCs that do not incorporate rapid ventilation by means of an external opening window shall be provided with extract fans as prescribed incorporating an overrun of 15 minutes, and controlled by the corresponding room light switch.
Ensure all internal door are undercut by 10mm to allow free internal passage of air.

/Continuation;
SMOKE ALARMS (INDICATED ON PLANS THUS (SA)
SMOKE ALARM AND THUS (HD) HEAT DETECTOR)
Install smoke alarm to BS 5446 Pt 1 and carrying a British or European approval such as a Kitemark. The alarms should be fitted, regularly tested, maintained and ultimately replaced all strictly in accordance with the manufacturer's instructions. The alarms shall be mains operated, via separate circuit to mains distribution board and have battery back up.

CARBON MONOXIDE ALARM (INDICATED ON PLANS THUS)
Install audible carbon monoxide alarm manufactured to BS EN 50291 and carrying a British or European approval such as a Kitemark in room containing the solid-fuel appliance (i.e. Lounge). The alarm should be fitted, regularly tested, maintained and ultimately replaced all strictly in accordance with the manufacturer's instructions. The alarm shall be mains operated, via separate circuit to mains distribution board and have battery back up.

PLASTER WORK
Apply approved 12.5mm plasterboard with taped joints and 2.5mm neat gypsum skim finish to all ceilings with non-habitable rooms over.
Apply approved 15mm plasterboard with taped joints and 2.5mm neat gypsum skim finish to all ceilings with habitable rooms over.

Apply approved 12.5mm plasterboard with taped joints and 2.5mm neat gypsum skim finish to one face of stud walls. Opposite face apply approved 15mm plasterboard with taped joints and 2.5mm neat gypsum skim finish.

Note that should a separate vapour control layer not be utilised to the underside of all rafters and inner face of new stud walls then the plaster board must be of a vapour check variety such as Knauf Vapourshield 12.5mm min.

FIRE PROTECTION
Steel Beams Alternative
Install approved 12.5mm plasterboard with taped joints and 2.5mm neat gypsum skim finish to all Structural steelwork to achieve half-hour fire resistance. Alternatively install 12.5mm Gyproc Fireline boarding in accordance with manufacturer's instructions to all structural steelwork to achieve half hour fire resistance.

HEATING AND PLUMBING SYSTEM
To be designed/extended/modified and installed by a Gas Safe approved heating and plumbing engineer. To include for new correctly sized radiator(s), thermostats, TRV's, valves, pipework etc. Pipework within floors, roof voids, ducts etc. to be lagged. All works to current part 'L' of building regulations and latest regulatory requirements. The works shall include relocation of the boiler into the garage from the utility room. Install a new Worcester Bosch Greenstar OSA 35kW minimum system boiler including vertical flue termination through roof, lead top hat flashing collar, diversion of all pipework, condensation output to approved discharge and lagging of all associated pipework.

Consideration should be given to zoning the heating installation for efficient operation of the system and the boiler should be fitted with an intelligent weather compensating sensor mounted externally as per the manufacturer's instructions.

The builder/heating engineer shall upon completion of the building work ensure that the householders are provided with a suitable set of operating and maintenance instructions of the system installed.

Alter/modify/extend the hot and cold water services from the existing system into the new extension and connect to new sanitary ware etc as applicable.

Part G - Hygiene
All hot water taps are to be located on the left hand side of sanitary ware, sinks etc. All baths are to be fitted with a Thermostatic Mixing Valve (TMV), conforming to BS 7942. As a minimum all valves must at least conform to BS EN 1111 or BS EN 1287 to limit the hot water temperature to a maximum of 48°C.

ELECTRICAL WORKS
To be installed to all affected areas by approved, qualified electrician to current IEE regulations. To include for all wiring, two gang power points, ceiling points, light switches, power light circuits etc. and RCD's etc. Provide Client & Local Authority Building Control with IEE/NIC installation and test certificate to demonstrate compliance with BS 7671 prior to handover.

JOINERY WORKS
All new doors, frames and architrave's, skirting etc and associated ironmongery to be selected and approved by client prior to fitting.

INTERNAL LIGHTING
100% of the dwelling's **new** fixed light fittings shall be energy efficient only lighting point(s). i.e. 58w fluorescent tube with shroud or light fitting(s) that will only accept energy efficient bulb(s) such as fluorescent. Suggested locations for them are new Family Room ceiling and the Utility.

Ensure that the light fittings installed have sockets that can only be used with lamps having an energy efficacy greater that 40 lumens per circuit-watt.

/Continuation;

ROBUST CONSTRUCTION
All new elements of the extension to be constructed in accordance with the guidance of the "Robust Construction Manual". Robust notice plates to be installed within the kitchen adjacent to the electrical consumer unit. Care must be taken to ensure that the building fabric should be constructed so that the are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various building elements, at the edges of elements such as those around door and window openings. Every effort should be made to reduce unwanted air leakage through new parts of the building envelope by ensuring elements butt up tightly, overlap where necessary and are sealed if appropriate. Attention to detail and high levels of workmanship are therefore essential.

In pursuance of this, the builder shall adopt Acredited Construction Details for Part L of the Building Regulations as found on the following web link:-
www.planningportal.gov.uk/buildingregulations/approveddocuments/partl/bcassociateddocuments9/acd

Any doubts or obscurities shall be directed either to Building Control or the designer for guidance as necessary, prior to commencement of the work.

MECHANICAL VENTILATION
Extractor fans manually operated required as follows:-

Bathroom, Ensuite & Cloaks / WC - capable of extracting 15 litres/sec intermittently. Note that bathrooms/ensuites/WC's that do not incorporate rapid ventilation by means of an external opening window shall be provided with extract fans as prescribed incorporating an overrun of 15 minutes, and controlled by the corresponding room light switch. Ensure all internal door are undercut by 10mm to allow free internal passage of air.

Utility - capable of extracting 30 litres/sec. Intermittently.
Kitchen - capable of extracting 60 litres/sec.
Alternatively the kitchen may be installed with fitted cooker hood/canopy extractor positioned directly over the cooker, capable of extracting 30 litres/sec., ducted to external air. Fit 225x150mm air brick.

All must be ducted to external air through walls/floor or roof as applicable and the air flow rates must be tested and the results given to Building Control no later than 5 days after the final test. The mechanical ventilation must be commissioned and the results given to Building Control.

MATERIALS & WORKMANSHIP
All materials and workmanship shall comply with the approved document to support Regulation 7, and be of reasonable merchantable quality that is fit for purpose.

DEVIATION FROM SPECIFICATION
These design details offer a bespoke solution to achieve Building Regulation compliance for this project. Any person or contractor deviating from the specifications/designs or calculations warrants to take full financial responsibility for their actions including the costs associated with any aborted or associated remedial or corrective works. Requests to make deviation from specifications/designs or calculations by TAS Building Design will only be considered and granted in writing, where additional design fees may be chargeable.

STRUCTURAL TIMBER
1. All work to be in accordance with the TAS Building Design specification for Trussed Timber Rafters & Structural Timber Construction and all relevant British Standards.
2. Truss fabricator to design connections, hangers and submit drawings and calculations to the Engineer and Architect before fabrication.
3. Structural timber to be strength class C16 minimum.
4. All structural timber to be treated in accordance with B.S. 5268: Part 5 for the relevant hazard and exposure category and a certificate of assurance submitted to the Engineer. The maximum amount of woodworking to be carried out prior to treatment. Exposed surfaces from working after treatment to be liberally brush-treated with preservative.
5. Trussed rafters including connections to be designed by the fabricator to support the loads as shown on the drawing or as specified in B.S. 5268: Part 3.
6. All joists spanning onto party walls are to be supported on restraining joist hangers. Strutting is to be provided between joist ends where hangers are used and where:
Joist span = 2.5 - 4.5m - >Strutting @ mid span.
Joist span = +4.5 - >Strutting @ third points.
7. All restraint straps shown are to be 30x5mm thick galvanised M.S. straps, unless stated otherwise and have 4 Nr min. fixings to be either 3.35x50mm long or N°12x50mm long galvanised wood screws. When fixing to masonry ensure screw fixings are drilled & plugged into wall. Where straps are fixed to structural steelwork, shot fixing is to be adopted.
8. Trusses/roof timbers are to be supported on restraining truss hangers at compartment fire wall positions.
9. Trusses are to be spaced at 600mm c/c max. and are to be fixed to wall plates with proprietary truss clips.
10. For details of ancillary timbers to eaves, valleys, ceilings etc. refer to other details where appropriate.
11. All restraint straps shown are to be 30x5mm thick galvanised M.S. straps, unless stated otherwise and are to be provided at ceiling level where no restraint by joists hangers is provided and the sloping verge at gable and party wall positions. Straps to be at 2.0m c/c max., and to carry over a minimum of 3 Nr joists. Fixings are to be as stated in Note N° 7.
12. Any additional bracing to stabilise individual trusses or to reduce the effective length and prevent buckling of compression members shall be specified by the truss manufacturer/designer and the size, position and fixing of said bracing is to clearly indicated on the drawings.

/Continuation;

STRUCTURAL STEELWORK
1. It is the responsibility of the steelwork fabricator to obtain any necessary site dimensions required and to prepare connection design calculations for submission to the local authority for Building Regulation approval.
2. Steelwork to be Grade S275.
3. Steelwork to be prepared by a Mordant or T wash; or Etch primer or a sweep blast before applying Hot Dip Galvanising to BS EN ISO 1461 to a coating thickness of 85µm. Alternatively Blast clean to Sa 2.5 and apply a Zinc rich primer to a thickness of 60µm and 2 coats of Epoxy MIO to a thickness of 200µm. After erection on site all damaged steelwork to be manually cleaned back to a sound surface and repainted with a primer and other coats as noted above or an equivalent approved by the Engineer.

REV	DATE	BY	DESCRIPTION	CHK	APD
0	08.08.18	TAS	Initial Issue	TAS	TAS

DRAWING STATUS: **INITIAL ISSUE**

TAS Building Design
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CLIENT: **MR D AITKEN**

PROJECT: **4 DUNSTAN HILL, KIRTON IN LINDSEY DN21 4DU**

TITLE: **PROPOSED CONSTRUCTION SPECIFICATION**

SCALE @ SIZE:	CHECKED:	APPROVED:
AS SHOWN @ A1	TAS	TAS
CAD FILE:	DESIGN/DRAWN:	DATE:
13209/Drg/Arch	TAS/ts	AUG 2018
PROJECT No:	DRAWING No:	REV:
13009	A0004	–

ORIGINAL IF RED

13209/A0004